

1 **13.82.200: HOLLADAY VILLAGE SIGN REGULATIONS:**

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3 D. Signs Allowed in the Holladay Village (HV) District: For all signs in the HV zone the  
4 following regulations apply:

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6 1. Total Sign Area Requirements: For signs either attached parallel to a building  
7 facade or freestanding monument signs, the following regulations apply:

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9 a. The total sign area, per building facade, may not exceed the following:

10 CHART 13.82.200.01

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Floor Area Of Business	Sign Area Total; Wall	Sign Area Total; Freestanding
1,000 sq. ft. or less	12 sq. ft.	24 sq. ft.
1,001 to 3,000 sq. ft.	15 sq. ft.	32 sq. ft.
3,001 or more sq. ft.	5% of the exterior wall area not to exceed 32 sq. ft.	32 sq. ft. plus 6 sq. ft. per each additional enterprise in a multi-tenant structure up to 64 sq. ft. maximum

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13 b. Blade or Fin Signs:

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15 (1) The total sign area of any blade or fin sign, per building façade, shall not  
16 exceed twelve (12) square feet; and

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18 (2) May be externally illuminated only as allowed by subsection 13.82D8a of  
19 this section.

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21 2. Area of Individual Signs: *(no change)*

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23 3. Location on Building: *(no change)*

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25 4. Projections and Clearance:

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27 a. No portion of a sign may project more than ~~twenty-four inches (24")~~  
28 forty-two (42) inches from the face of a building or pole unless the sign is part of  
29 a permanent marquee or awning over the sidewalk.

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31 b. Projecting signs, awnings or canopies must maintain at least eight feet  
32 (8') of clearance from ground level.

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34 c. Signs may extend over city property only after review by the city  
35 engineer and with the written approval of the community development director  
36 and lease agreement acceptable to the city attorney.

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38 d. Awning, or canopy signs must comply with the following regulations:

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40 (1) No canopy or awning sign may be erected, re-erected, located or  
41 relocated or enlarged or modified structurally without approval of the city.

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43 (2) Awning or canopy signs must be located in a traditional manner above  
44 doors, windows or walkways, provided said walkway leads to a bona fide  
45 entrance, if they are compatible with the architecture of the building and follow  
46 relevant design guideline criteria. All other locations are prohibited.

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48 (3) Only fire resistant fabrics will be permitted. Material should be high  
49 quality, colorfast and sun fade resistant. The planning commission must approve  
50 vinyl or plastic materials.

(4) Freestanding awnings and canopy signs are prohibited.

(5) An awning or canopy attached to a building may extend over the public right of way and project a maximum of thirty six inches (36") from the face of a building unless the awning or canopy is designed to extend over the sidewalk.

(6) A maximum of fifty percent (50%) of the drop face of the awning or canopy sign may be used for sign area regardless of the size of the building facade to which the sign applies, but not to exceed the area of a sign which would be allowed otherwise. Awning and canopy signs are calculated as part of the total sign area for a building.

(7) Awning or canopy signs must have a minimum clearance of eight feet (8') above the sidewalk.

(8) If the awning or canopy becomes a hazard, with reasonable notice, the city may require that an awning or canopy be removed from over city right of way without compensating the building owner.

5. Freestanding Monument Signs: *(no change)*

6. Sign Materials: *(no change)*

7. Color: *(no change)*

8. *Illumination:* The purpose of regulating sign illumination is to prevent light trespass and provide clear illumination of signs without causing potential hazards to pedestrians and vehicles. It is the intent of this section to encourage externally lit, appropriate signage.

a. Externally Illuminated Signs:

(1) Externally lit signs shall be illuminated only with steady, stationary, shielded light sources directed solely onto the sign without causing glare. Light sources and fixtures used for illuminating a sign shall be simple in form and should not clutter the building or structure. Light bulbs or lighting tubes should be shielded so as to not be physically visible from abutting public rights of way or residential properties.

(2) The intensity of sign lighting shall not exceed that necessary to illuminate and make legible a sign from the abutting travelway or closest right of way.

(3) All light fixtures, conduit, and shielding shall be painted to match either the building or the supporting structure that serves as the background of the sign.

b. *(no change)*

c. *(no change)*

d. *(no change)*

9. Window Signs: *(no change)*

10. Umbrella Signs: *(no change)*

11. Master Sign Plan: *(no change)*

12. Temporary Signs: *(no change)*

13. Prohibited Signs: *(no change)*

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### 13.82.210: SIGNS ALLOWED:

Signs allowed, by zone, shall be as set out in the following chart:

Signs Allowed In All Zones				
Sign	Size	Height	Location	Other
Construction	1 per lot/ project, or street frontage. 16 sq. ft. on a lot/project with less than one-half acre in area. 32 sq. ft. on a lot/project with one-half acre or larger in area.	On all lots/projects in a residential zone 6" Maximum; On all lots/projects in a non-residential zone 8' maximum	On private property	Signs must be removed within 7 days of the sale or lease of the property or last lot in the development
Political	16 sq. ft. maximum per use	6 ft. when freestanding	On private property	
Property	3 sq. ft. maximum per use		Attached to and parallel with the front wall of the main structure	Home occupation signs not allowed
Real Estate	6 sq. ft. maximum	3' when freestanding	On private property	Only 1 sign allowed per parcel or lot. Subdivision "project" signs not allowed. Signs must be removed within 7 days of the sale or lease of the property in question
Temporary	6 sq. ft. maximum	24" when freestanding	On private property	Sign may be used up to 30 days in any 1 calendar year. Requires permit and fee

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Signs Allowed In C-1, C-2 Zones				
Sign	Size	Height	Location	Other
Awning/canopy	20% of a wall area may be covered with an awning or canopy, and 50% of an awning or canopy may be covered with graphics	8' minimum aboveground; 0' above building wall	Subject to the city of Holladay encroachment policy	Attached to building. Primary graphics on face or street side of structure
Banners	May not exceed 10% of any wall area, 2 walls maximum allowed		Must be attached to the wall of the building	Permitted for 30 days in each calendar year except for extended periods during construction and renovation. Requires permit and fee
Blade/fin	Twelve (12) square feet.	8' minimum aboveground; 0' above building wall	Subject to the city of Holladay encroachment policy	No portion of a sign may project more than forty-two (42) inches from the face of a building or pole unless the sign is part of a permanent marquee or awning over the sidewalk.
Changeable copy			Must be incorporated into a wall or monument sign	
Directional	3 sq. ft.	2'	Only 1 per city approved drive approach	
Monument	1 per lot, 32 sq. ft. plus 1 sq. ft. for every 10' of frontage over 50' to a maximum of 64 sq. ft.	8' maximum	3' minimum setback and located in a landscaped area a minimum of 9 sq. ft. On corner lots, 1 sign per street frontage is allowed if the total street frontage for all streets exceeds 500 linear feet	May be illuminated
Real Estate	6 sq. ft. maximum	3' when freestanding	On private property	Only 1 sign allowed per parcel or lot. Signs must be removed within 7 days of the sale or lease of the property in question
Wall	10% of a wall area		Attached to a building. May not extend above the building parapet, soffit, eave line or roof of the building	Signs not allowed on elevations exposed to residential properties. May be illuminated
Window	20% of glass area			

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Signs Allowed In The R-M Zones				
Sign	Size	Height	Location	Other
Monument	1 per lot, 32 sq. ft. plus 1 sq. ft. for every 10' of frontage over 100' to a maximum of 64 sq. ft.	6' maximum	3' minimum setback and located in a landscaped area a minimum of 9 sq. ft. On corner lots, 1 sign per street frontage is allowed if the total street frontage of all streets exceeds 1,000 linear feet	
Crown	Maximum of 15% of the wall space measured from the floor of the uppermost story to the top of that story's facade		Along the crown (top) of buildings that are 3 stories or higher only	Allowed only for commercial/office uses east of Interstate 215. May only face major (arterial) roadways. May not face immediately abutting residential area(s). 1 sign per building face only. May not extend above facade. Brushed metal letters, reverse pan channel or pan channel letters only. Sign letters may be illuminated with LED (back) lighting only
Real estate	6 sq. ft. maximum	3' when freestanding	On private property	Only 1 sign allowed per parcel or lot. Signs must be removed within 7 days of the sale or lease of the property in question

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Signs Allowed In The O-R-D Zones				
Sign	Size	Height	Location	Other
Awning/canopy	20% of a wall area may be covered with an awning or canopy, and 50% of an awning or canopy may be covered with graphics	8' minimum above ground; 0' above building wall	Subject to the city of Holladay encroachment policy	Attached to building. May not extend above top of facade. Primary graphics on face or street side of structure. The area of any awning/canopy sign counts toward the calculation of wall sign allowance
Banner	May not exceed 10% of any wall area, 2 walls maximum allowed		Must be attached to the wall of the building	Permitted for 30 days in each calendar year except for extended periods during construction and renovation. Requires permit and fee
Changeable copy			Must be incorporated into a wall or monument sign	Logo/name of business must be attached to changeable copy area
Crown	Maximum of 15% of the wall space measured from the floor of the uppermost story to the top of the story's facade		Along the crown (top) of buildings 3 stories or higher only	1 sign per building face. Signs may not extend above facade and may be illuminated. Brushed metal letters, reverse pan channel or pan channel letters only. LED illumination required
Directional	3 sq. ft.	2'	Only 1 per city approved drive approach	Only signs indicating emergency services may be illuminated
Monument	1 per lot, maximum of 64 sq. ft.	8' maximum as measured from the top of curb to the property line	Must be entirely located in a landscaped area and may not encroach into the public right of way. On corner lots, 1 sign per street frontage is allowed if the total street frontage for all streets exceeds 500 linear feet	May be internally or externally illuminated (LED only) Base/pedestal of sign must be a minimum of 50% (continuous) of the width of the sign
Project identification (minimum of 2 acres required for project ID sign)	55 sq. ft. per acre to a maximum of 220 sq. ft.	20'	Must be entirely located in a landscaped area. 1 sign per frontage on each principal or minor arterial street	May be illuminated either externally or internally (LED only) and must be architecturally integrated into the development. The project name must be prominent
Real Estate	6 sq. ft. maximum	3' when freestanding	On private property	Only 1 sign allowed per lot. Signs must be removed within 7 days of the sale or lease of the property in question
Wall	15% of 1 wall area visible to a principal or minor arterial street. Any other wall: 10% of that wall area		Attached to a building. May not extend above the building parapet, soffit, eave line or roof of the building	Signs not allowed on elevations exposed to residential properties. Brushed metal letters, reverse pan channel or pan channel letters only. May be illuminated but must comply with lighting requirements of section 13.50.110 of this title May be illuminated (LED only) Signs may be located on a maximum of 4 faces of a building
Window	20% of glass area			First floor retail uses only

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Signs Allowed In The RO Zone				
Sign	Size	Height	Location	Other
Monument	1 per lot, 28 sq. ft. maximum.	5' maximum	Must be located in a landscaped area no less than twice the area of the sign allowed	May be externally illuminated but must comply with lighting requirements of section 13.50.110 of this title
Real Estate	6 sq. ft. maximum	3' maximum when freestanding	On private property	Only 1 sign allowed per lot. Signs must be removed within 7 days of the sale or lease of the property in question
Wall	Maximum 5% of 1 wall area visible to a principal or minor arterial street		Attached to a building. May not extend above the building parapet, soffit, eave line or roof of the building	Signs not allowed on elevations exposed to residential properties. Brushed metal letters, reverse pan channel or pan channel letters only. May be illuminated but must comply with lighting requirements of section 13.50.110 of this title

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Signs Allowed in the P Zone				
Sign	Size	Height	Location	Other
Monument	1 per lot, 32 sq. ft. plus 1 sq. ft.	6' maximum	3' minimum setback and located in a landscaped area a minimum of 9 sq. ft.	One sign per lot/parcel only.
Signs Allowed In The HV Zone				
All signs allowed in the Holladay Village zone and are subject to the regulations in section 13.82.200 of this chapter				
Signs Allowed In The R/M-U Zone District				
All signs allowed in the regional/mixed-use zone district are subject to the regulations as adopted in the site development master plan as approved under chapter 13.65 of this title				

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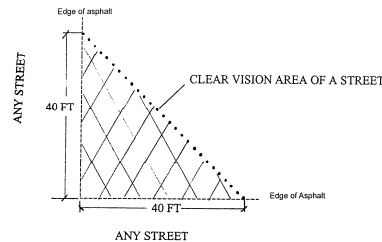
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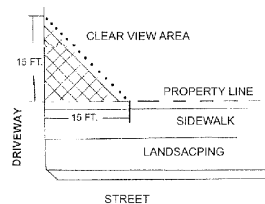
1 **13.76.160: CLEAR VIEW OF INTERSECTING STREETS:**

- 2 A. Corner Lots: In all zones, no obstruction to view in excess of two feet (2') in height shall  
3 be placed on any corner lot within a triangular area formed by the edge of the paved  
4 surface and a line connecting them at points forty feet (40') from the intersection of the  
5 paved surfaces, except a reasonable number of trees pruned so as to permit  
6 unobstructed vision to automobile drivers, ~~and pumps at gasoline service stations~~ (figure  
7 A of this section).  
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10 Figure A

- 11  
12 B. Clear View At Driveways: All driveways entering onto a public street, or right of way, shall  
13 have a clear view for drivers entering onto the street. That clear view shall be measured  
14 two feet (2') above the surface of the ground and form a triangle fifteen feet (15') from the  
15 intersection of the driveway, or right of way, except a reasonable number of trees pruned  
16 so as to permit unobstructed vision to automobile drivers (figure B of this section).  
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20 Figure B

21 **13.82.110: VISIBILITY AT INTERSECTIONS:**

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23 Any sign located within the clear view of an intersection as defined in section [13.76.160](#) of this  
24 title shall not exceed two feet (2') in height, nor may exceed ten inches (10") in width, thickness or  
25 diameter.  
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28 **14.12.040: CLEAR VIEW OF INTERSECTING STREETS:**

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30 A. *Minimum Corner Sight Distance:* "Corner sight distance for local streets", as defined in  
31 the AASHTO guidelines, shall be a minimum of three hundred feet (300'). All other  
32 locations shall be provided with sight distance in accordance with AASHTO guidelines.  
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- 34 B. Clear view of Intersection streets:

1. Corner Lots: In all zones, no obstruction to view in excess of two feet (2') in height shall be placed on any corner lot within a triangular area formed by the edge of the paved surface and a line connecting them at points forty feet (40') from the intersection of the paved surfaces, except a reasonable number of trees pruned so as to permit unobstructed vision to automobile drivers.(figure A of this section).

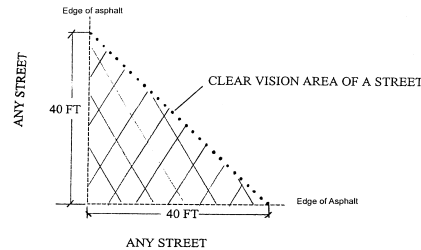


Figure A

2. Clear View at Driveways: All driveways entering onto a public street, or right of way, shall have a clear view for drivers entering onto the street. That clear view shall be measured two feet (2') above the surface of the ground and form a triangle fifteen feet (15') from the intersection of the driveway, or right of way, except a reasonable number of trees pruned so as to permit unobstructed vision to automobile drivers (figure B of this section).

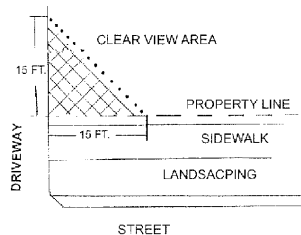


Figure B

~~B. Obstruction Prohibited: Exception: No constructed or planted obstruction to view, in excess of two feet (2') in height above the level of the abutting street pavement (measured at the edge of the pavement) shall be allowed within the clear view of intersecting streets. Exception to this are, signs that conform to the applicable land use code; a reasonable number of trees pruned to ten feet (10'); and pumps at gasoline service stations. In the event the provisions of this subsection conflict with land use codes, the most restrictive shall apply.~~

- C. *Removal by City:* Landscaping material or other obstructions which infringes the clear view of intersecting streets creates a safety hazard, after twenty (20) days' notice to property owner by certified mail has been given, may be trimmed or removed by city employees or by any other person or entity designated by the city.

1 D. *Reimbursement to City:* The city shall be entitled to reimbursement of the costs incurred  
2 by it in trimming or removing landscaping or obstructions under this section, and may  
3 seek such reimbursement by sending an itemized invoice by certified mail to the property  
4 owner at its last known address. If the property owner fails to pay such costs to the city  
5 within twenty (20) days after the date of mailing such invoice, the city may cause suit to  
6 be brought in an appropriate court of law seeking such payment, interest thereto at the  
7 statutory rate, and the city attorney fees and costs of suit.